

037.A

0002

0002.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

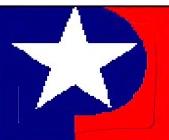
240,600 / 240,600

USE VALUE:

240,600 / 240,600

ASSESSED:

240,600 / 240,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
112		DECATUR ST, ARLINGTON

**OWNERSHIP**

Owner 1:	ARLINGTON HOUSING AUTHORITY	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 4 WINSLOW ST

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474		Type:		

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Housing Auth with a Condo Garden Building built about 1962, having primarily Brick Exterior and 650 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
970	Housing Auth		0		Sq. Ft.	Site		0	0.	0.00	3																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
970	0.000	240,600			240,600		
							125821
							GIS Ref
							GIS Ref
							Insp Date
							05/25/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	970	FV	233,800	0	.	.	233,800	233,800	Year End Roll	12/18/2019
2019	970	FV	213,300	0	.	.	213,300	213,300	Year End Roll	1/3/2019
2018	970	FV	22,600	0	.	.	22,600	22,600	Year End Roll	12/20/2017
2017	970	FV	22,600	0	.	.	22,600	22,600	Year End Roll	1/3/2017
2016	903	FV	22,600	0	.	.	22,600	22,600	Year End	1/4/2016
2015	903	FV	22,800	0	.	.	22,800	22,800	Year End Roll	12/11/2014
2014	903	FV	22,800	0	.	.	22,800	22,800	Year End Roll	12/16/2013
2013	903	FV	22,800	0	.	.	22,800	22,800		12/13/2012

**SALES INFORMATION**

TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14291-423		5/1/1981		39,900	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/25/2018										Measured	DGM	D Mann
11/1/1983										SL		

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>														
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	1962.																		
Sty Ht:	1 - 1 Story			A Bath:		Rating:																				
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																				
Foundation:	1 - Concrete			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:	0	Rating:	Average																			
Prime Wall:	7 - Brick			A HBth:		Rating:																				
Sec Wall:		%		OthrFix:		Rating:																				
Roof Struct:	2 - Hip			<b>OTHER FEATURES</b>																						
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units:																		
Color:	BRICK			A Kits:		Rating:																				
View / Desir:				Fpl:	0	Rating:	Average																			
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																				
Grade:	C - Average			<b>CONDOS INFORMATION</b>																						
Year Blt:	1962	Eff Yr Blt:		Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdict:		Fact:	.	Floor:																						
Const Mod:				% Own:	1.927999973																					
Lump Sum Adj:				Name:	10 - 6022																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>														
Avg Ht/FL:	STD			Phys Cond:	AV - Average	30.	%	Exterior:	No Unit	RMS	BRS	FL														
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:			0	0														
Sec Int Wall:		%		Economic:			%	Additions:																		
Partition:	T - Typical			Special:			%	Kitchen:																		
Prim Floors:	4 - Carpet			Override:			%	Baths:																		
Sec Floors:		%		Total:	30.6	%		Plumbing:																		
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:																		
Subfloor:				Basic \$ / SQ:	320.00			Heating:																		
Bsmnt Gar:				Size Adj.:	1.42307687			General:																		
Electric:	3 - Typical			Const Adj.:	1.06049991			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>														
Insulation:	2 - Typical			Adj \$ / SQ:	482.935			Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>													
Int vs Ext:	S			Other Features:	32728			GLA	Gross Liv Ar				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Heat Fuel:	1 - Oil			Grade Factor:	1.00																					
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																					
# Heat Sys:	1			NBHD Mod:																						
% Heated:	100	% AC:	100	LUC Factor:	1.00																					
Solar HW:	NO	Central Vac:	NO	Adj Total:	346635																					
% Com Wall:		% Sprinkled:		Depreciation:	106070				Juris. Factor:			Before Depr:	482.94													
				Deprecated Total:	240565				Special Features:	0		Val/Su Net:	370.15													
									Final Total:	240600		Val/Su SzAd:	370.15													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:														
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 037.A-0002-0002.0												<b>IMAGE</b>										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N					Total Yard Items:				Total Special Features:							Total:										
<b>AssessPro Patriot Properties, Inc</b>																										